



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

---

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236  
Website Address: [www.morgan-hill.ca.gov](http://www.morgan-hill.ca.gov) / Email: [General@ch.morgan-hill.ca.gov](mailto:General@ch.morgan-hill.ca.gov)

## ARCHITECTURAL REVIEW BOARD MEETING MINUTES

### REGULAR MEETING

MARCH 2, 2006

**PRESENT:** Fruit, Martin, Pyle

**ABSENT:** Kennett

**LATE:** None

**STAFF:** Senior Planner (SP) Linder, Senior Planner (SP) Tolentino

### REGULAR MEETING

Chairman Martin called the meeting to order at 7:15 pm.

### DECLARATION OF POSTING OF AGENDA

Senior Planner Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

### OPPORTUNITY FOR PUBLIC COMMENT

Chairman Martin opened/closed the public comment period. No public comments were received.

### MINUTES: February 16, 2006

**BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE THE MINUTES OF THE FEBRUARY 16 MEETING. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

<b>AYES:</b>	<b>FRUIT, MARTIN, PYLE</b>
<b>NOES:</b>	<b>NONE</b>
<b>ABSTAIN:</b>	<b>NONE</b>
<b>ABSENT:</b>	<b>KENNETT</b>

# ARCHITECTURAL REVIEW BOARD MINUTES

March 2, 2006

Page 2

## **SUBCOMMITTEE:**

1. Nina Lane – Chen (San Vicente Estates)
2. Railroad – Frederico Enterprises/Lusamerica

**NO COMMENTS GIVEN BY THE BOARD**

## **PLAN DETAIL REVIEW:**

- 1) **SR 05-18: WEST MAIN-CITY OF MORGAN HILL:** A request for approval of project details which include signs, lighting, outdoor furniture and the final landscape plan for the new community library to be constructed on a portion of a 5.24 acre site located at the north east corner of the Dewitt Ave. and Alkire Ave. (APN 773-03-004)

**BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE THE PLAN DETAIL BY MINUTE ACTION WITH THE CONDITION THAT THE HANDRAILS AND GUARDRAILS BE RED AS SHOWN ON THE PLANS AND NOT ORANGE.**

**THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

<b>AYES:</b>	<b>FRUIT, MARTIN, PYLE</b>
<b>NOES:</b>	<b>NONE</b>
<b>ABSTAIN:</b>	<b>NONE</b>
<b>ABSENT:</b>	<b>KENNETT</b>

## **PUBLIC HEARING:**

- 2) **SITE REVIEW AMENDMENT, SRA-04-09: RAILROAD-LUSAMERICA/FREDERICO ENTERPRISES:** A request to amend the approved site, architectural and landscape plans for a wholesale seafood distribution facility approved for an existing building located at the northeast corner of Railroad and Barrett Avenues. The applicant proposes to modify the parking lot and perimeter landscaping, relocate a previously approved 7,000-sf maintenance building, eliminate a previously approved 3,608 sf building addition, and enclose an approximate 1,000-sf mechanical/electrical area. The subject site is 7.4 acres in size and is zoned MG, General Industrial. (APN 817-58-001)

**BOARD MEMBERS FRUIT/ PYLE MOTIONED TO APPROVE THE RESOLUTION WITH THE ADDITION OF A CONDITION REQUIRING ADDITIONAL REDWOODS TO BE PLANTED ON THE SOUTH SIDE OF THE DETENTION POND.**

**THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

<b>AYES:</b>	<b>FRUIT, MARTIN, PYLE</b>
<b>NOES:</b>	<b>NONE</b>
<b>ABSTAIN:</b>	<b>NONE</b>
<b>ABSENT:</b>	<b>KENNETT</b>

# ARCHITECTURAL REVIEW BOARD MINUTES

March 2, 2006

Page 3

- 3) **SITE REVIEW, SR-05-06: JOLEEN-BALCUNAS:** A request for site, architectural and landscape plan approval for a 14,034 sq. ft. industrial building to be constructed on a one acre portion of a 4.65 acre site located on the west side of Joleen Wy. (APN 817-11-049)

**BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE THE RESOLUTION AS PRESENTED**

**THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

**AYES: FRUIT, MARTIN, PYLE**

**NOES: NONE**

**ABSTAIN: NONE**

**ABSENT: KENNETT**

**BY CONSENSUS OF THE BOARD DISCUSSION ITEMS 4 AND 5 WHERE TAKEN OUT OF ORDER**

- 5) **COURTHOUSE DEMONSTRATION GARDEN DESIGN OPTIONS:** A request for Board input on the conceptual designs developed for the Courthouse Water Conservation Demonstration Garden.

Four conceptual design options were presented by Elke Lucking of Bellinger, Foster & Steinmetz. The merits of each design were discussed with the following specific observations& suggestions:

- Seating should be provided in shaded areas away from the main traffic stream.
- There should be a main pedestrian corridor with turn-outs that include a point of interest such as educational information or public art.
- Option number three is the best suited design for a demonstration garden. A less institutional design with variation and variety in materials use can give residents/visitors ideas which can be applied to their own homes. Red fescue can be used on mounds and decomposed granite in varying color can be used instead of concrete to keep the water on site.
- A common design element from the Depot Street project such as granite seating pad and/or lighting element should be included in future designs.

- 4) **GARBAGE ENCLOSURE STANDARDS:** A request for Board review and input on proposed modifications to the City's trash enclosure requirements. Specifically new enclosure dimensions, wall height and gate design.

Anthony Eulo, Program Administrator gave an overview of the current requirements and standards pertaining to trash enclosures. The following suggestions and direction were given:

- Minimum standards need to be provided for the number and design of enclosures.
- The collection company should be consulted in formulating standards for minimum number of enclosures for various types of the land uses.
- Investigate if there is a universal size that can accommodate variations in container number and sizes.
- Construction detail for the enclosure design should be provided.

ARCHITECTURAL REVIEW BOARD MINUTES

March 2, 2006

Page 4

**ANNOUNCEMENTS:** None

**ADJOURNMENT:** Chairman Martin adjourned the meeting at 8:55 p.m.

**MINUTES PREPARED BY:**

---

**TERRY LINDER**  
**Meeting Coordinator**